

**Meeting Summary**  
**Loudoun County Housing Advisory Board (HAB)**  
**December 2, 2009**

**Members Present:** Michelle Krocker, Chair; Tamar Datan, Vice-Chair; Michael Capretti, Steve Wilson, Tanya McInnis, Jim Anders, Fr. Art Johnson, Betsy Self

**Staff Present:** Bob Chirles, Director; Ellen Grunewald, Deputy Director; Sarah Coyle Etro, Assistant Director; Jill Brady, Administrative Assistant

**Public:** Kim Hart, Windy Hill Foundation; Brian Chaves, AR Group and IDA Chair; John Harris, Harris Land Advisors

The October meeting summary was unanimously approved.

**NEW BUSINESS/DISCUSSION ITEMS**

**Presentation by IDA: “A Conceptual Exercise in Developing Affordable Workforce Housing.”** John Harris presented the IDA’s vision of what they believe could be done to help establish a stock of affordable rental housing in Loudoun County. As they went through their presentation a number of issues were discussed. The IDA has the ability to act as a housing authority, the presentation focused on workforce housing at 70-100% of AMI; rental housing on top of retail and rental housing near public transportation. This discussion also brought about a discussion regarding the AECOM Study and how, given the current economic conditions that are not portrayed in the AECOM Study, the Study may no longer be relevant and possibly should be re-done.

**INFORMATION AND UPDATES:**

**Affordable Housing Roundtable:** Tanya McInnis updated the HAB regarding the November 30, 2009 Joint Trust Fund Roundtable. Ms. McInnis discussed the group of developers who attended and their exceptional participation in the discussion. The participants were aware of the Housing Fund and had looked into Loudoun County as an option for development but have run into issues regarding the lack of available land. Additionally, they all commented on the fact that \$2.5 million dollars is not enough money to develop a rental program. Each participant was grateful to be invited and asked to be included in further discussions. The Joint Trust Fund will meet again in the near future to establish their next step.

**Re-Appointment Status and Vacancies:**

Staff confirmed that Al Smuzynski resigned from the HAB and Dave Boyd and Steve Wilson are not seeking to be re-appointed. Sharon Steele the HAB representative on the 10 Year Plan to End Homelessness Committee, has been asked to consider becoming a HAB member and she has agreed to pursue the nomination. Staff will make sure her name is sent over to County Administration. Michele Krocker’s name has been forwarded and should be confirmed December 15, 2009. The additional positions continue to be advertised.

Additionally, the Chair and Vice Chair of the HAB will need to be voted on in January. Michelle and Tamar both agreed to continue on as Chair and Vice-Chair for 2010 but also were clear that if anyone else was interested in taking on a leadership role they would step aside. Voting will take place at the January 6, 2010 meeting.

**Housing Fund Allocation:**

Staff reported on the current Housing Fund Allocation. The Board of Supervisors (BOS) allocated \$500,000 to Habitat for Humanity. The funds are to be used for the five homes in the Erin Peterson project and to help with the renovation of six foreclosed homes in the blighted areas of Loudoun County. The Joint Trust Fund is disappointed that the current applications that are being reviewed are not for loans; the applicants are looking for funding in the way of grants only. So far, the Joint Trust Fund has completed its review in connection with one application, has one pending and one yet to review.

**HAB COMMITTEE REPORTS:**

No HAB Committees met in the prior month.

Meeting adjourned 6:00

Next Meeting January 6, 2010